Debtor's Name NEGEV INVESTMENTS, LLC

Case No. 24-12091

Par	t 8: Individual Chapter 11 Debtors (Only)	
a.	Gross income (receipts) from salary and wages	\$0
b.	Gross income (receipts) from self-employment	\$0
c.	Gross income from all other sources	\$0
d.	Total income in the reporting period (a+b+c)	\$0
e.	Payroll deductions	\$0
f.	Self-employment related expenses	\$0
g.	Living expenses	\$0
h.	All other expenses	\$0
i.	Total expenses in the reporting period (e+f+g+h)	\$0
j.	Difference between total income and total expenses (d-i)	\$0
k.	List the total amount of all postpetition debts that are past due	\$0
l.	Are you required to pay any Domestic Support Obligations as defined by 11 U.S.C § 101(14A)?	Yes (No (
m.	If yes, have you made all Domestic Support Obligation payments?	Yes C No C N/A 6

Privacy Act Statement

28 U.S.C. § 589b authorizes the collection of this information, and provision of this information is mandatory under 11 U.S.C. §§ 704, 1106, and 1107. The United States Trustee will use this information to calculate statutory fee assessments under 28 U.S.C. § 1930(a)(6). The United States Trustee will also use this information to evaluate a chapter 11 debtor's progress through the bankruptcy system, including the likelihood of a plan of reorganization being confirmed and whether the case is being prosecuted in good faith. This information may be disclosed to a bankruptcy trustee or examiner when the information is needed to perform the trustee's or examiner's duties or to the appropriate federal, state, local, regulatory, tribal, or foreign law enforcement agency when the information indicates a violation or potential violation of law. Other disclosures may be made for routine purposes. For a discussion of the types of routine disclosures that may be made, you may consult the Executive Office for United States Trustee's systems of records notice, UST-001, "Bankruptcy Case Files and Associated Records." See 71 Fed. Reg. 59,818 et seq. (Oct. 11, 2006). A copy of the notice may be obtained at the following link: http://www.justice.gov/ust/eo/rules_regulations/index.htm. Failure to provide this information could result in the dismissal or conversion of your bankruptcy case or other action by the United States Trustee. 11 U.S.C. § 1112(b)(4)(F).

I declare under penalty of perjury that the foregoing Monthly Operating Report and its supporting documentation are true and correct and that I have been authorized to sign this report on behalf of the estate.

/s/ Alan Gomperts L. Harrist	Alan Gomperts
Signature of Responsible Party	Printed Name of Responsible Party
Authorized Representative	10/21/2025
Title	Date

Negev Investments, LLC Preliminary Balance Sheet

As of September 30, 2025

	Sep 30, 25
ASSETS	
Current Assets	
Checking/Savings	
Farmers Checking	92.06
Farmers Tax Account	200.00
Total Checking/Savings	292.06
Other Current Assets	
Receivable - Seapiper	16,791.90
Total Other Current Assets	16,791.90
Total Current Assets	17,083.96
Fixed Assets	
Building Improvements - Solar	171,200.00
Buildings and Improvements	954,800.00
Land	145,200.00
Total Fixed Assets	1,271,200.00
TOTAL ASSETS	1,288,283.96
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Member Loan	200.00
Note Payable - Ygrene	160,357.43
Total Other Current Liabilities	160,557.43
Total Current Liabilities	160,557.43
Total Liabilities	160,557.43
Equity	
Members Equity	1,127,726.53
Total Equity	1,127,726.53
TOTAL LIABILITIES & EQUITY	1,288,283.96

Case 2:24-bk-12079-VZ Doc 581-1 Filed 10/21/25 Entered 10/21/25 10:30:33 Desc MOR Attachments Proof of Service Page 3 of 14

Negev Investments, LLC
Preliminary Profit & Loss
September 2025

Net Income

Sep 25 0.00 Case 2:24-bk-12079-VZ Doc 581-1 Filed 10/21/25 Entered 10/21/25 10:30:33 Desc MOR Attachments Proof of Service Page 4 of 14

Negev Investments, LLC
Preliminary Statement of Cash Flows
September 2025

Cash at beginning of period Cash at end of period

Sep 25					
292.06					
292.06					

Negev Investments, LLC Case No. 2-24-bk-12091-VZ Sep-25

PART 5 - Schedule of Payments to Professionals

		Reta	ner Paid	Fees Appro	ved by Court	Expenses App	proved by Court	Retaine	er Applied	Fees Paid ((over retainer)	Expenses Pa	id (over retainer)
Professional/Role	Date of Retention	Prepetition	At Petition Date	During Mo.	Cumulative	During Mo.	Cumulative	During Mo.	Cumulative	During Mo.	Cumulative	During Mo.	Cumulative
Weintraub Zolkin	5/28/204	\$ 10,000.00	\$ 7,017.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,017.00	\$ -	\$ -	\$ -	\$ -
Talerico & Selth LLP	effective as of												
(Insolvency Counsel)	3/19/24												

Case 2:24-bk-12079-VZ Doc 581-1 Filed 10/21/25 Entered 10/21/25 10:30:33 Desc MOR Attachments Proof of Service Page 6 of 14

Negev Investments, LLC **Insurance Schedule**

> **Policy** Expiration

Date

Name of Insurance Carrier Type of Insurance Great Lakes Insurance SE

Building and General Liability

Policy Number KGLPK001122-01

Payment Date 2/3/26 Monthly Payments

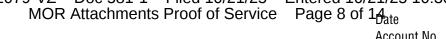
Policy in the name of Seapiper Inn, Inc., Negev Investments, LLC Listed as additional Insured.

Negev Investments, LLC Reconciliation Summary Farmers Checking, Period Ending 09/30/2025

	Sep 30, 25
Beginning Balance	92.06
Cleared Balance	92.06
Register Balance as of 09/30/2025	92.06
Ending Balance	92.06

5635 Page 1 of 2

Account No.



NEGEV INVESTMENTS LLC DIP CASE NO 2:24-BK-12091-VZ **OPERATING ACCOUNT** 257 S LINDEN DR BEVERLY HILLS CA 90212-3704



Beware of fraudsters Impersonating bank employees. Received a suspicious call? Call the F&M Client Care Center at 866-437-0011.

Account Title

Negev Investments LLC DIP Case No 2:24-bk-12091-VZ **Operating Account**

Bankruptcy Trustee Summary

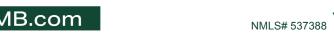
Account Number	5635	Number of Enclosures	0
Beginning Balance	92.06	Statement Dates	9/02/25 thru 9/30/25
Deposits/Credits	0.00	Days in the statement period	29
Checks/Debits	0.00	Average Ledger	92.06
Service Charge	0.00		
Interest Paid	0.00		
Ending Balance	92.06		

Checking Account Daily Balances

Date	Balance	Date	Balance	Date	Balance
9/02	92.06		_	•	

Questions? Call us: (866) 437-0011







Page 9 of 1_{date}

Account No.

9/30/25 5635

Page 2 of 2

Bankruptcy Trustee

5635 (continued)

End of Statement

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Negev Investments, LLC Reconciliation Summary Farmers Tax Account, Period Ending 09/30/2025

	Sep 30, 25
Beginning Balance	200.00
Cleared Balance	200.00
Register Balance as of 09/30/2025	200.00
Ending Balance	200.00

9/30/25

5643 Page 1 of 2

Account No.

MOR Attachments Proof of Service Page 11 of 14te

NEGEV INVESTMENTS LLC DIP CASE NO 2:24-BK-12091-VZ TAX ACCOUNT 257 S LINDEN DR BEVERLY HILLS CA 90212-3704



Beware of fraudsters Impersonating bank employees. Received a suspicious call? Call the F&M Client Care Center at 866-437-0011.

Account Title

Negev Investments LLC DIP Case No 2:24-bk-12091-VZ Tax Account

Bankruptcy Trustee Summary

Account Number	5643	Number of Enclosures	0
Beginning Balance	200.00	Statement Dates	9/02/25 thru 9/30/25
Deposits/Credits	0.00	Days in the statement period	29
Checks/Debits	0.00	Average Ledger	200.00
Service Charge	0.00		
Interest Paid	0.00		
Ending Balance	200.00		

Checking Account Daily Balances

Date	Balance	Date	Balance	Date	Balance
9/02	200.00		_		

Questions? Call us: (866) 437-0011









Entered 10/21/25 10:30:33

Account No.

9/30/25

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Bankruptcy Trustee

5643 (continued)

End of Statement

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PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 11766 Wilshire Blvd, Suite 730, Los Angeles, CA 90025

A true and correct copy of the foregoing document entitled (*specify*): **MONTHLY OPERATING REPORT – SEPTEMBER** 30, 2025 will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

` '		
Orders and LBR, the fore October 21, 2025, I check	going document will be served by the court vi- sed the CM/ECF docket for this bankruptcy ca	FILING (NEF): Pursuant to controlling General a NEF and hyperlink to the document. On (date) ase or adversary proceeding and determined that NEF transmission at the email addresses stated
See attached NEF Servic	e List	
	Σ	Service information continued on attached page
or adversary proceeding l class, postage prepaid, a	served the following persons and/or entities at by placing a true and correct copy thereof in a	the last known addresses in this bankruptcy case a sealed envelope in the United States mail, first re constitutes a declaration that mailing to the judge
		Service information continued on attached page
for each person or entity stoler following persons and/or such service method), by	served): Pursuant to F.R.Civ.P. 5 and/or contentities by personal delivery, overnight mail so facsimile transmission and/or email as follows:	MILE TRANSMISSION OR EMAIL (state method trolling LBR, on (date), I served the ervice, or (for those who consented in writing to s. Listing the judge here constitutes a declaration ted no later than 24 hours after the document is
		Service information continued on attached page
declare under penalty of	perjury under the laws of the United States the	hat the foregoing is true and correct.
October 21, 2025	Martha E. Araki	/s/ Martha E. Araki
Date	Printed Name	Signature

Seaton Investments, LLC - Jointly Administered

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

- Attorneys for Corporate Debtors Seaton Investment, LLC, Colyton Investments, LLC, Broadway Avenue Investments, LLC, Negev Investments, LLC, SLA Investments, LCC.: Derrick Talerico: dtalerico@wztslaw.com; maraki@wztslaw.com; sfritz@wztslaw.com; admin@wztslaw.com
- Attorneys for Individual Debtors Alan Gomperts, Daniel Halevy, Susan Haley: **Zev Shechtman, Carol Chow, Turner Falk, Ryan Coy**: zev.shechtman@saul.com; zshechtman@ecf.inforuptcy.com; carol.chow@saul.com; easter.santamaria@saul.com; turner.falk@saul.com; ryan.coy@saul.com
- <u>Attorneys for Creditor First Foundation Bank</u>: **Scott R Albrecht**: scott.albrecht@sgsattorneys.com;
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- Attorneys for Creditor Los Angeles County Treasurer and Tax Collector: Jacquelyn H Choi: iacquelyn.choi@rimonlaw.com; docketingsupport@rimonlaw.com
- <u>Attorneys for Creditor United States of America on behalf of the Internal Revenue Service</u>: **Robert F Conte**: robert.conte@usdoj.gov; caseview.ecf@usdoj.gov; usacac.tax@usdoj.gov
- Courtesy NEF/Interested Party: Christopher Cramer: secured@becket-lee.com
- Attorneys for Creditor Harvest Small Business Finance, LLC: Christopher Crowell: ccrowell@hrhlaw.com
- Attorneys for Creditors Archway Real Estate Income Fund I SPE I, LLC, Archway Broadway Loan SPE, LLC, fka Archway Real Estate Income Fund I REIT, LLC, Archway Real Estate Income Fund, and Plaintiff Archway Broadway Loan SPE, LLC: Michael G. Fletcher, Bruce D. Poltrock, Paige Selina Poupart, Gerrick Warrington: mfletcher@frandzel.com; ppoupart@franddzel.com; gwarrington@frandzel.com; bpoltrock@frandzel.com; sking@frandzel.com; achase@frandzel.com
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- <u>Attorneys for Creditor Harvest Small Business Finance, LLC</u>: **Jacqueline L James**: jjames@buchalter.com; gvidales@buchalter.com
- Courtesy NEF/Interested Party Avi Muhtar: Avi Edward Muhtar: amuhtar@crownandstonelaw.com
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- Attorneys for Creditor AIRE Ancient Baths Los Angeles, LLC: David B Shemano: dshemano@shemanolaw.com
- <u>Attorneys for Creditor Wells Fargo Bank, N.A.</u>: **Jennifer C Wong**: bknotice@mccartyholthus.com; jwong@ecf.courtdrive.com
- US Trustee's Office: ustpregion16.la.ecf@usdoj.gov; Kelly L. Morrison: Kelly.l.morrison@usdoj.gov